

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday January 18, 2017

Present: Mayor P. Ives
Councillors R. Arnott, K. Grant, M. Grant
H. MacKinnon, B. Price, M. Swift

Absent: Nil

Call to Order:

The meeting was called to order at 5:30 p.m.

The Agenda was Adopted as amended to include replacement pages on Item 7e (Rezoning RZ 16-6).

There were 21 visitors in attendance.

1. DELEGATIONS:

a. Denise Ropp (White Cedar Physicians and Grow Wise Health) Medical Cannabis

Medical Cannabis Education

Ms. Ropp provided information on the Grow Wise Health Clinic and White Cedar Physicians. She advised that the clinic provides personalized education to patients prescribed medical cannabis. She is looking for a letter of support.

b. Pat McKenna & Tom Beshr (Habitat for Humanity Vancouver Island North Society) Update on activities and local impact

Habitat for Humanity

Mr. Beshr and Mr. McKenna provided an update on the activities of Habitat for Humanity in the Valley. They advised that they are excited to announce that, because of the Jimmy Carter program and in recognition of Canada's 150th anniversary, they will build 150 homes across Canada this year. They also stated that they would like to see the Town of Comox as one of their sponsorship anchors.

c. Grant Skelly & Trent McIntyre (Toscanos) Changes to deck application

Toscanos' Road Encroachment

Mr. Skelly summarized his revised proposal to lease a portion of Beaufort Avenue adjacent to their business for the purpose of installing an additional deck. He also outlined the benefits that he believes his proposal would bring to the Town.

AT THIS POINT IN THE MEETING, COUNCILLOR MARG GRANT LEFT COUNCIL CHAMBERS CITING A CONFLICT OF INTEREST WITH THE NEXT ITEM ON THE AGENDA.

d. Ben Davies, Chris Morrison, Craig Grant and Adam Duncan (215 Church Street) Taphouse DP Application

215 Church Street

Mr. Morrison described their revised proposal and identified the stage that they are at in their development permit application.

AT THIS POINT, COUNCILLOR MARG GRANT RETURNED TO COUNCIL CHAMBERS.

2. MINUTES OF MEETINGS:

a. Regular Council Meeting Minutes

RCM Minutes

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday December 7, 2016, be Approved.

(2017.001) -- CARRIED

b. Committee of the Whole Meeting Minutes

COW Minutes

That the Minutes of the Committee of the Whole meeting, held in Council Chambers on Wednesday December 14, 2016, be Received.

(2017.002) -- CARRIED

COMMITTEE RECOMMENDATIONS:

(1) Royston Water Supply Options Report

Royston Water Supply

1. *That the Town express preference for servicing the Royston Water Local Service Area (RWLSA) through Option 1 as identified in Table 10 of August 2016 Final Report, titled Royston Water Local Service Area Water Source Study, by Koers & Associates Engineering Ltd. (5.5km 600mm pipe at an estimated construction cost of \$7.6 million) paid for from the residents of the RWLSA and other areas that may jointly participate with them.*

(2017.003) -- CARRIED

2. *That, if there are no other parties willing to jointly participate in construction with the RWLSA, the Town support servicing the RWLSA through Option 2 as identified in Table 10 of August 2016 Final Report, titled Royston Water Local Service Area Water Source Study, by Koers & Associates Engineering Ltd. (4.6km of 200mm & 250mm pipe) at an estimated construction cost of \$3.65 million) paid for by the residents of the RWLSA.*

(2017.004) -- CARRIED

3. *That any expansion of the Regional Water System for the RWLSA or other areas be contingent upon the Regional District applying for a water license increase to reflect the expected increase in demand caused by connection of the additional customers, and collection of the Water Capital Improvement Fees due (by bylaw) upon connection.*

(2017.005) -- CARRIED

(2) Request for Adjustment of Regional Sewer Requisition

Regional Sewer Requisition

That the Regional District be requested to amend its Bylaws to allow a one-time adjustment of \$2.36 million in its 2017 Sewer Requisition (reducing the Town's requisition and raising the City's) to mitigate the \$2.36 million that Comox was overcharged in Sewer Requisitions in 2004 through 2015 due to the mis-calibration of measurements at the Courtenay pump station (corrected by recalibration in May 2015); and further,

That, if the Regional District is opposed to the adjustment of the \$2.36 million, this matter be referred to the Town's lawyers.

(2017.006) -- CARRIED

(3) Updated Strategic Plan

Strategic Plan

That Council approve the updated 2015-2018 Strategic Plan, as included in the December 14, 2016 Committee of the Whole agenda.

(2017.007) -- CARRIED

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COMMITTEE RECOMMENDATIONS:

- (4) Planning Report PR 16-12 / Comox Downtown Vitalization Program - 6 months review

Downtown Vitalization

That staff be directed to prepare bylaw amendments allowing the extension of the Downtown Vitalization Program for Council's consideration in April, 2017.

(2017.008) -- CARRIED

- (5) RZ 16-6 Zoning Bylaw Consolidation

Zoning Bylaw Consolidation

That Council direct staff to prepare a bylaw to consolidate Town of Comox, Zoning Bylaw 1377 in accordance with Planning Report RZ 16-6 dated December 14, 2016.

(2017.009) -- CARRIED

3. COMMITTEE REPORTS: NIL

4. UNFINISHED BUSINESS:

- a. Management Report - January 18, 2017

Management Report

That the Management Report for January 18, 2017 be received and filed as updated to include the addition of the Northeast Comox Stormwater Management Plan and the Mack Laing Trust.

(2017.010) -- CARRIED

AT THIS POINT IN THE MEETING COUNCILLOR MARG GRANT LEFT COUNCIL CHAMBERS CITING A CONFLICT OF INTEREST WITH THE NEXT ITEM ON THE AGENDA

- b. Development Permit Application DP 16-8 (215 Church Street)

215 Church Street

That Development Permit 16-8 be issued, subject to completion of the Outstanding Items and in accordance with the Development Permit Conditions listed in Schedule 1 of the January 18, 2017 Planning Report on DP 16-8.

(2017.011) -- CARRIED

AT THIS POINT, COUNCILLOR MARG GRANT RETURNED TO COUNCIL CHAMBERS.

5. SPECIAL REPORTS:

- a. Comox Valley Regional District Meeting Minutes

CVRD Meeting Minutes

*That the following Comox Valley Regional District meeting minutes be received for information:
- Comox Valley Regional District Board held on Tuesday, December 13, 2016.*

(2017.012) -- CARRIED

6. BYLAWS:

- a. Bylaw No. 1851: Comox Fire Prevention and Regulation Bylaw Amendment No. 7, 2016

Fire Prevention and Regulation Bylaw

That Bylaw No. 1851: Comox Fire Prevention and Regulation Bylaw Amendment No. 7, 2016 be Adopted.

(2017.013) -- CARRIED

AT 6:27 P.M. THE MEETING RECESSED IN ORDER TO CONDUCT A PUBLIC HEARING IN RELATION TO BYLAW NO. 1847 (1879 COMOX AVENUE) AND BYLAW NO. 1802 (LIQUOR IN GROCERY STORES).

THE MEETING RECONVENED AT 7:06 P.M.

7. NEW BUSINESS:

a. 2017 Completed Assessment Roll

The January 5, 2017 staff report titled "2017 Completed Assessment Roll" was received for information.

b. Carry Forward Unexpended Project Budgets to 2017

Unexpended Project Budgets

That staff be authorized to continue to spend 2016 project budgets in 2017 in order to complete the acquisitions, studies, designs and projects that Council approved in its 2016 Financial Plan.

(2017.014) -- CARRIED

c. Development Variance Permit Application: DVP 16-12 (504 Torrence Road)

504 Torrence Road

That Development Variance Permit DVP 16-12 be issued subject to the Development Variance Permit Conditions listed in Schedule 1 of the January 18, 2017 Planning Report on DVP 16-12.

(2017.015) -- CARRIED

d. Planning Report PR 16-13 CVRD Referral Amendment to Temporary Use Permit TUP 2C 15 (Courtenay & District Fish & Game Protective Association)

CVRD Temporary Use Permit - Fish and Game

That the Comox Valley Regional District be advised that as detailed in the January 18, 2017 Planning Report PR 16-3, insufficient information has been provided to assess the potential impacts of the proposed amendment to Temporary Use Permit TUP 2C 15 in relation to the following:

- a. Regional Growth Strategy policies MG 3A-1(c) and 5B-1; and*
- b. Rural Comox Valley Official Community Plan, Bylaw No. 337, 2014, Watershed Management and Protection policies (1) and (2); and further,*

That the Comox Valley Regional District be requested to re-refer the proposed amendment to the Temporary Use Permit for comment upon the provision of information to address the noted policies.

(2017.016) -- CARRIED

e. Rezoning RZ 16-6 (Zoning Bylaw Consolidation)

Zoning Bylaw Consolidation

- 1. That Comox Zoning Bylaw 1850 be given First and Second Readings.*

(2017.017) -- CARRIED

- 2. That a Public Hearing be scheduled for Comox Zoning Bylaw 1850 and be located at 1801B Beaufort Avenue.*

(2017.018) -- CARRIED

8. CORRESPONDENCE:

**a. Wendy Prothero - Shakesides
Gillian Anderson - Preserve Mack Laing's Shakeside home**

Shakesides Home

That the December 22, 2016 letter from Wendy Prothero and the January 3, 2017 letter from Gillian Anderson, regarding the Shakesides home, be received and filed for information.

(2017.019) -- CARRIED

c. James Warren (CVRD Water Committee) - 2017 Comox Valley Water Committee Voting Structure

Comox Valley Water Committee

That the January 10, 2017 letter from James Warren, General Manager of Legislative Services for the Comox Valley Regional District, requesting the assignment of votes for the Comox Valley Water Committee, be received; and further,

That the distribution of weighted votes for the Town of Comox Directors on the Comox Valley Water Committee for 2017 be as follows: Councillor Ken Grant - 2 votes, and Councillor Barbara Price - 1 vote.

(2017.020) -- CARRIED

d. Allan Kobayashi - Wounded Warrior Run BC

Wounded Warrior Run

That the January 10, 2017 email from Allan Kobayashi, Co-Founder of Wounded Warrior Run BC, regarding their Vancouver Island Event during February 20 to 26, 2017, be received and filed for information.

(2017.021) -- CARRIED

9. LATE ITEMS: NIL

10. DELEGATIONS: NIL

11. REPORTS FROM MEMBERS OF COUNCIL:

a. Mayor Ives

Mayor Ives advised that he attended:

- the Fixed Wing Search and Rescue announcement,
- the New Year's Levees at both the Base and the Legion,
- Wedler Engineering's 10th anniversary celebration,
- Vanier exit interviews, and
- the sewer commission meeting as an alternate.

b. Councillor Price

Councillor Price advised that she attended:

- the MLA's open house,
- the inaugural CVRD board meeting,
- one of the Salvation Army Kettle drums,
- a New Year's Levee,
- the sewer commission meeting where she was acclaimed as chair, and
- the CVRD committee of the whole meeting.

c. Councillor Swift

Councillor Swift advised that she attended:

- the Fixed Wing Search and Rescue announcement,
- the unveiling of the plaque and signage for the Chinese Cemetery in Cumberland,
- the sewer commission meeting, and
- the RD committee of the whole meeting as an alternate.

d. Councillor Arnott

Councillor Arnott advised that he:

- attended the Fixed Wing Search and Rescue facility announcement,
- attended a Community Justice Centre meeting,
- attended a Business in Action meeting, and
- attended the RD sewage open house.

e. Councillor MacKinnon

Councillor MacKinnon advised that he attended:

- a Salvation Army kettle,
- the Polar Bear swim, and
- a Homelessness Coalition meeting.

Councillor MacKinnon also advised that he will be attending the upcoming Vancouver Island Regional Library meeting, and invited Council to the Stan Hagen Theatre's Rule Out Racism session.

f. Councillor Marg Grant

Councillor Marg Grant announced that she attended:

- the Fixed Wing Search and Rescue facility announcement,
- the MLA's open house,
- a presentation on bio-diesel,
- a Chinese legacy project presentation, and
- the Seniors' board meeting.

g. Councillor Ken Grant

Councillor Ken Grant advised that he attended:

- the Polar Bear swim,
- the Fixed Wing Search and Rescue facility announcement,
- Wedler Engineering's 10th year anniversary celebration, and
- the MLA's open house.

12. BUSINESS ARISING FROM PUBLIC HEARING:

a. Rezoning Application RZ 15-2 / Liquor in Grocery Stores

Liquor in Grocery Stores

1. *That Bylaw No. 1802: Comox Zoning Amendment Bylaw No. 1802 be given Third Reading.*
(2017.022) -- CARRIED
2. *That Bylaw No. 1802: Comox Zoning Amendment Bylaw No. 1802 be Adopted.*
(2017.023) -- CARRIED

15. EXCLUDE THE PUBLIC: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:35 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.

"Paul Ives"

MAYOR

"Richard Kanigan"

CORPORATE OFFICER